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## CHAPTER V.

## LAND TENURE AND SETTLEMENT.

## § 1. Introduction.

1. **General.**—A comprehensive description of the land tenure systems of the several States was given in *Official Year Book No. 4* (pp. 235 to 333), while later alterations were referred to in subsequent issues. In this chapter a summary is given of the principal features of existing land legislation. In previous issues an account of the various tenures under which Crown lands may be taken up was given. (See *Year Book No. 22*, pp. 133-195; also 2 hereunder for a conspectus of legislation at present in force.) Special paragraphs are devoted to the settlement of returned soldiers on the land, the tenure of land by aliens, and advances to settlers. Particulars as to the areas of land alienated in each State and similar matter are also included.

2. **State Land Legislation.**—The legislation in force relating to Crown lands, Closer Settlement, Returned Soldiers' Settlement, and other matters dealt with in this chapter is summarized in the following conspectus:—

## STATE LAND LEGISLATION.

New South Wales.	Victoria.	Queensland.
<b>CROWN LANDS ACTS.</b>		
Crown Lands Act 1913-1932: Western Lands Act 1901-1932. Prickly Pear Act 1924-1930.	Land Act 1928, 1932, 1933.	Land Acts 1910-1932. Upper Burnett and Callide Land Settlement Act 1923-1932. Prickly Pear Land Acts 1923-1932. Sugar Workers' Selections Act 1923-1932.
<b>CLOSER SETTLEMENT ACTS.</b>		
Closer Settlement Act 1904-1919. Closer Settlement and Returned Soldiers' Settlement (Amendment) Act 1927-1932.	Closer Settlement Act 1928-1929, 1930, 1931, 1932, 1933.	Closer Settlement Acts 1906-1932.
<b>MINING ACTS.</b>		
Mining Act 1906-1924: Mining Leases (Validation) Act 1924.	Mines Act 1928.	Mining Acts 1898-1930: Mining for Coal and Mineral Oil Act 1912: Petroleum Acts 1923-1929: Miners' Homestead Leases Act 1913-1930: Coal Mining Act 1925-1930.
<b>SOLDIERS' SETTLEMENT ACTS.</b>		
Returned Soldiers' Settlement Act 1916-1928.	Closer Settlement Act (Part II.) 1928-1929, 1930, 1931, 1932, 1933.	Discharged Soldiers' Settlement Act 1917-1932.
<b>ADVANCES TO SETTLERS ACTS.</b>		
Government Savings Bank Act 1906-1932: Returned Soldiers' Settlement Act 1916-1928.	State Savings Bank Act 1915-1922: Primary Products Advances Act 1919-1922: Closer Settlement Act 1928-1929, 1930, 1931, 1932: Fruit Act 1915-1920: Cultivation Advances Act 1931, 1932, 1933.	State Advances Act 1916: Co-operative Agricultural Products and Advances to Farmers Act 1914-1919: Agricultural Bank Act 1923-1929.

STATE LAND LEGISLATION—*continued.*

South Australia.	Western Australia.	Tasmania.
CROWN LANDS ACTS.		
Crown Lands Act 1929-1933 : Pastoral Act 1904-1929.	Land Act 1933.	Crown Lands Act 1911-1924- 1931.
CLOSER SETTLEMENT ACTS.		
Crown Lands Act 1929-1933.	Closer Settlement Act 1927.	Closer Settlement Act 1913-1924, 1929.
MINING ACTS.		
Mining Act 1930-1931.	Mining Act 1904-1933 : Sluicing and Dredging for Gold Act 1899.	Mining Act 1917-1929 : Aid to Mining Act 1924.
RETURNED SOLDIERS' SETTLEMENT ACTS.		
Discharged Soldiers' Settlement Act 1917-1931.	Discharged Soldiers' Settlement Act 1918-1919.	Returned Soldiers' Settlement Act 1916-1923.
AGRICULTURAL GRADUATES SETTLEMENT ACTS.		
Agricultural Graduates Act 1922.	..	..
ADVANCES TO SETTLERS ACTS.		
Irrigation Act 1930 to 1933 : Dis- charged Soldiers' Settlement Act 1917-1931 : State Bank Act 1925-1928 : Advances to Settlers Act 1930 : Agri- cultural Graduates Act 1922 : Loans for Fencing and Water Piping Act 1930.	Agricultural Bank Act 1906-1931.	State Advances Act 1907-1927 : Advances to Fruit-growers Act 1918-1921 : Closer Settlement Act 1913-1929 : Returned Sol- diers' Settlement Act 1916- 1923. Advances to Farmers to Relieve Unemployment.

3. **Northern Territory Land Legislation.**—In the Northern Territory of Australia the legislation relating to Crown lands is embodied in the Crown Lands Ordinance 1931-1933, that relating to mining in the Northern Territory Mining Act 1903, the Gold Dredging Act 1899, the Tin Dredging Ordinance 1911-1920, the Mineral Oil and Coal Ordinance 1922-1923, and the Encouragement of Mining Ordinance 1913-1926; and that relating to Advances to Settlers in the Wire and Wire Netting Act 1927, and the Encouragement of Primary Production Ordinance 1931.

4. **Federal Capital Territory Land Legislation.**—In the Federal Capital Territory the Ordinances relating to Crown lands are the Leases Ordinance 1918-1933, the Public Parks Ordinance 1928, the City Area Leases Ordinance 1924-1929, the Church Lands Leases Ordinance 1924-1932, and the Leases (Special Purposes) Ordinance 1925-1932.

5. *Administration and Classification of Crown Lands.*—In each of the States there is a Lands Department under the direction of a responsible Cabinet Minister who is charged generally with the administration of the Acts relating to the alienation, occupation and management of Crown lands. The administrative functions of most of the Lands Departments are to some extent decentralized by the division of the States into what are usually termed *Land Districts*, in each of which there is a *Lands Office*, under the management of a *Lands officer*, who deals with applications for selections and other matters generally appertaining to the administration of the Acts within the particular district. In some of the States there is also a local *Land Board* or a *Commissioner* for each district or group of districts. In the Northern Territory the *Land Board*, under the control of the *Minister for the Interior*, is charged with the general administration of the *Lands Ordinance* and of *Crown lands* in the Northern Territory. In the Federal Capital Territory the administration of the *Leases Ordinances* is in the hands of the *Department of the Interior*.

Crown lands are generally classified according to their situation, the suitability of the soil for particular purposes, and the prevailing climatic and other conditions. The modes of tenure under the Acts, therefore, as well as the amount of purchase money or rent, and the conditions as to improvements and residence, vary considerably. The administration of special Acts relating to Crown lands is in some cases in the hands of a *Board* under the general supervision of the *Minister*, e.g., the *Western Lands Board* in *New South Wales*.

In each of the States and in the Northern Territory there is also a *Mines Department* which is empowered under the several Acts relating to mining to grant leases and licences of *Crown lands* for mining and auxiliary purposes.

6. *Classification of Tenures.*—The tabular statement which follows shows the several tenures under which *Crown lands* may be acquired or occupied in each State. In the Northern Territory, leases (excepting pastoral and "miscellaneous") are granted in perpetuity, pastoral and "miscellaneous" leases being restricted to periods of not more than 42 and 21 years respectively. The *Lands Ordinance* provides also for the grant in fee-simple of town lands, agricultural lands, garden lands, and tropical lands, and for the issue of grazing, occupation, and "miscellaneous" licences. The mining leases and holdings are, generally speaking, similar to those of the States. In the Federal Capital Territory only leases are issued.

STATE CROWN LANDS—TENURES.

New South Wales.	Victoria.	Queensland.
FREE GRANTS AND RESERVATIONS.		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
UNCONDITIONAL PURCHASES OF FREEHOLD.		
Auction Sales : After-auction Purchases : Special Purchases : Improvement Purchases.	Auction Sales.	
CONDITIONAL PURCHASES OF FREEHOLD.		
Residential Conditional Purchases : Non-residential Conditional Purchases : Additional Conditional Purchases : Conversions of various Leasehold Tenures into Conditional Purchases : Purchases of Town Leases, Suburban Holdings, Returned Soldiers' Special Holdings, Residential Leases, Week-end Leases.	Residential Selection Purchase Leases : Non-residential Selection Purchase Leases : Licences of Auriferous worked-out Lands : Conditional Purchase Leases of Swamp or Reclaimed Lands : Selection Purchase Leases of Mallee Lands : Murray River Settlements : Special Settlement Areas : Conversions into Selection Purchase Leases.	

STATE CROWN LANDS—TENURES—*continued.*

New South Wales.	Victoria.	Queensland.
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LEASES AND LICENCES UNDER LAND ACTS.

<p>Conditional Leases : Conditional Purchase Leases : Special Conditional Purchase Leases : Homestead Selections : Homestead Farms : Settlement Leases : Special Leases : Annual Leases : Scrub Leases : Snow Leases : Inferior Lands Leases : Crown Leases : Improvement Leases and Leases under Improvement Conditions : Occupation Licences : Leases of Town Lands : Suburban Holdings : Weekend Leases : Residential Leases : Leases in Irrigation Areas : Western Lands Leases : Forest Leases : Forest Permits.</p>	<p>Perpetual Leases : Auriferous Lands Licences : Leases of Swamp or Reclaimed Lands : Perpetual Leases of Swamp or Reclaimed Lands : Grazing Licences : Perpetual Leases (Mallee) : Miscellaneous Leases and Licences : Bee Farm Licences : Bee Range Area Licences : Eucalyptus Oil Licences : Forest Leases : Forest Licences : Forest Townships.</p>	<p>Perpetual Lease Selections : Perpetual Lease Prickly Pear Selections : Perpetual Lease Prickly Pear Development Selections : Pastoral Leases : Preferential Pastoral Leases : Stud Holdings : Prickly Pear Leases : Occupation Licences : Special Leases : Grazing Selections : Development Grazing Selections : Prickly Pear Development Grazing Selections : Auction Perpetual Leases : Pastoral Development Leases.</p>
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CLOSER SETTLEMENT.

<p>Sales by Auction and Tender : After-auction Sales and Tenders : Settlement Purchases.</p>	<p>Sales of Land : Conditional Purchase Leases : Conditional Purchase Leases in Mountainous Areas.</p>	<p>Perpetual Lease Selections : Settlement Farm Leases : Perpetual Town, Suburban and Country Leases.</p>
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LEASES AND LICENCES UNDER MINING ACTS.

<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Coal and Oil Mining Leases : Business Licences : Residence Areas.</p>	<p>Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas.</p>	<p>Holdings under Miners' Rights : Permits to Prospect for Petroleum : Petroleum Leases : Licences to Prospect for Coal and Mineral Oil : Gold Mining Leases : Mineral Leases : Coal Mining Leases : Business Areas : Residence Areas : Miners' Homestead Leases and Miners' Homestead Perpetual Leases.</p>
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SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.

<p>Soldiers' Group Purchases : Returned Soldiers' Special Holding Leases : Returned Soldiers' Special Holding Purchases : also Purchases and Leases under Crown Lands Act of lands set apart for application by discharged soldiers exclusively.</p>	<p>(Same Tenures as under the Land and Closer Settlement Acts.)</p>	<p>Perpetual Lease Selections : Perpetual Town and Suburban Leases.</p>
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STATE CROWN LANDS—TENURES—*continued.*

South Australia.	Western Australia.	Tasmania.
<b>FREE GRANTS AND RESERVATIONS.</b>		
Free Grants : Reservations.	Free Grants : Reservations.	Free Grants : Reservations.
<b>UNCONDITIONAL PURCHASES OF FREEHOLD.</b>		
Auction Sales. By Private Contract (Land passed at Auction).	Auction Sales.	Auction Sales : After-auction Sales : Sales of Land in Mining Towns.
<b>CONDITIONAL PURCHASES OF FREEHOLD.</b>		
Agreements to Purchase : Special Agreements to Purchase (40 years' term) : Homestead Blocks.	Conditional Purchases with Residence : Conditional Purchases without Residence : Conditional Purchases by Direct Payment : Conditional Purchases of Land for Vineyards, etc. : Conditional Purchases of Inferior Lands : Conditional Purchases by Pastoral Lessees : Conditional Purchases of Grazing Lands : Homestead Farms : Village Allotments : Workingmen's Blocks : Special Settlement Leases.	Selections for Purchase : Additional Selections for Purchase : Homestead Areas : Selections in Mining Areas : Sales by Auction : Sales by Private Contract : After-auction Sales : Special Settlement Areas.
<b>LEASES AND LICENCES UNDER LAND ACTS.</b>		
Perpetual Leases : Special Perpetual Leases (Free Period) : Perpetual Leases of Homestead Blocks : Miscellaneous Leases : Licences : Pastoral Leases : Irrigation Blocks : Town Allotments in Irrigation Areas : Forest Leases.	Pastoral Leases : Special Leases : Leases of Town and Suburban Lands.	Grazing Leases : Pastoral Leases : Leases of Land covered with Button Grass, etc. : Leases of Mountainous Land : Miscellaneous Leases : Temporary Licences : Occupation Licences : Residence Licences : Business Licences : Forest Leases, Licences and Permits.
<b>CLOSER SETTLEMENT.</b>		
Sales by Auction : Agreements to Purchase : Perpetual Leases : Miscellaneous Leases.	Conditional Purchases : Town and Suburban Areas.	Leases with Right of Purchase : Special Sales.
<b>LEASES AND LICENCES UNDER MINING ACTS.</b>		
Holdings under Miners' Rights : Search Licences : Occupation Licences : Gold Leases : Mineral Leases : Business Areas : Residence Areas : Miscellaneous Leases (Salt and Gypsum).	Holdings under Miners' Rights : Gold Mining Leases : Mineral Leases : Business Areas : Residence Areas : Miners' Homestead Leases.	Holdings under Miners' Rights : Prospectors' Licences : Gold Mining Leases : Mineral Leases.
<b>SETTLEMENT OF DISCHARGED SOLDIERS AND SAILORS.</b>		
Perpetual Leases : Pastoral Leases : Agreements to Purchase : Miscellaneous Leases.	Ordinary Tenure : Special Tenure.	Free Grants : Ordinary Tenure : Special Tenure.
<b>AGRICULTURAL GRADUATES SETTLEMENT ACTS.</b>		
Agreements to Purchase.	..	..

## § 2. Free Grants and Reservations.

1. *New South Wales.*—(i) *Free Grants.* Crown lands may, by notification in the *Gazette*, be dedicated for public purposes and be granted therefor in fee-simple. Such lands may be placed under the care and management of trustees, not less than three in number, appointed by the Minister.

(ii) *Reservations.* Temporary reservations of Crown lands from sale or lease may be made by the Minister.

(iii) *Areas Granted and Reserved.* During the year 1932–33 the total area for which free grants were prepared was 1,189 acres, including grants of 1,162 acres of land resumed under the 12th clause of the Public Roads Act 1902. During the same period 433 acres were dedicated and permanently reserved the number, of separate dedications being 49.

On the 30th June, 1933, the total area reserved, including temporary reserves, was 16,663,337 acres, of which 5,245,188 acres were for travelling stock, 2,154,653 acres for forest reserves, 992,282 acres for water and camping, 1,149,612 acres for mining, and the remainder for temporary commons, railways, recreation reserves and parks, reserves for aborigines, and miscellaneous purposes.

2. *Victoria.*—(i) *Free Grants.* The Governor may grant, convey or otherwise dispose of Crown lands for public purposes.

(ii) *Reservations.* The Governor may temporarily or permanently reserve from sale, lease or licence any Crown lands required for public purposes, and may except any area of Crown lands from occupation for mining purposes or for residence or business under any miner's right or business licence.

(iii) *Areas Granted and Reserved.* During the year 1932, 432 acres were granted without purchase, and reservations of both a permanent and temporary nature, comprising a net area of 18,450 acres, were made. At the end of 1932, the total area reserved was 7,998,300 acres, consisting of roads, 1,794,218 acres; water reserves, 311,450 acres; agricultural colleges, etc., 88,650 acres; permanent forests and timber reserves under Forests Act, 4,692,820 acres; forests and timber reserves under Land Acts, 330,135 acres; reserves in the Mallee, 410,000 acres; and other reserves, 371,027 acres.

3. *Queensland.*—(i) *Free Grants.* The Governor may grant in trust any Crown land which is or may be required for public purposes. Under the Irrigation Act, land to be used for the purpose of any undertaking under that Act may be vested in fee-simple in the Irrigation Commission.

(ii) *Reservations.* The Governor may reserve from sale or lease, either temporarily or permanently, any Crown land which is or may be required for public purposes. Reserved lands may be placed under the control of trustees who are empowered to lease the same for not more than 21 years with the approval of the Minister.

Under the State Forests and National Parks Act, the Governor may permanently reserve any Crown lands and declare them to be a State Forest or a National Park.

(iii) *Areas Granted and Reserved.* During the year 1933 the area granted in fee-simple without payment was 1,614 acres, the area set apart as reserves 576,258 acres, and reserves cancelled 168,715 acres. The total area reserved at the end of 1933 was 18,174,366 acres, made up as follows:—timber reserves, 3,476,938 acres; State forests and national parks, 2,513,876 acres; for use of aborigines, 6,203,602 acres; and general, 5,979,950 acres.

4. **South Australia.**—(i) *Free Grants.* The Governor may dedicate Crown lands for any public purpose and grant the fee-simple of such lands, with the exception of foreshores and land for quays, wharves or landing-places, which are inalienable in fee-simple from the Crown.

(ii) *Reservations.* The Governor may reserve Crown lands for (a) the use and benefit of aborigines; (b) military defence; (c) forest reserves; (d) railway stations; (e) park lands; or (f) any other purpose that he may think fit.

(iii) *Areas Granted and Reserved.* During the year 1933 free grants were issued for a total area of 50 acres. During the same year reserves comprising 3,264 acres were proclaimed. At the 30th June, 1933, the total area reserved was 16,441,800 acres, including 14,016,000 acres in the north-west of the State set apart as an aboriginal reserve in 1921.

5. **Western Australia.**—(i) *Free Grants.* The Governor may dispose of, in such manner as for the public interest may seem best, any lands vested in the Crown for public purposes, and may grant the fee-simple of any reserve to secure the use thereof for the purpose for which such reserve was made.

(ii) *Reservations.* The Governor may reserve any lands vested in the Crown for public purposes. Areas not immediately required may be leased from year to year. Reserves may be placed under the control of a local authority or trustees, with power to lease them for a period not exceeding 21 years, or may be leased for 99 years. Temporary reserves may also be proclaimed.

(iii) *Areas Granted or Reserved.* During the year ended 30th June, 1933, a few small areas of land were granted in fee-simple, and approximately 92,155 acres were reserved for various purposes. At the 30th June, 1933, the total area reserved was 40,428,777 acres, comprising State forests, 2,971,012 acres, timber reserves, 1,430,542 acres, and other reserves, 36,027,223 acres.

6. **Tasmania.**—(i) *Free Grants.* The only mention in the Crown Lands Act respecting free grants of land is that the Governor may agree with the Governor-General of the Commonwealth for the grant of any Crown land to the Commonwealth, and it is expressly stated that no lands may be disposed of as sites for religious purposes except by way of sale under the Act. Under the Returned Soldiers' Settlement Act of 1916, returned soldiers who applied prior to 31st March, 1922, are eligible to receive free grants of Crown land not exceeding £100 each in value, but these grants are conditional on the land being adequately improved.

(ii) *Reservations.* The Governor in Council may except from sale or lease, and reserve to His Majesty any Crown land for public purposes, and vest for such term as he thinks fit any land so reserved in any person or corporate body. Any breach or non-fulfilment of the conditions upon which such land is reserved renders it liable to forfeiture. A school allotment, not exceeding 5 acres in area, may also be reserved.

(iii) *Areas Granted or Reserved.* During the year ended 31st December, 1933, the area granted free was 1,566 acres, all of which was granted to soldiers under the Returned Soldiers' Settlement Act, while during the same year, free leases were issued to 2 local bodies for municipal purposes, and 9 acres were reserved. The total area reserved to the end of 1933 was 4,988,717 acres.

7. **Northern Territory of Australia.**—(i) *Reservations.* The Governor-General may resume for public purposes any Crown lands, not subject to any right of or contract for purchase, and may reserve, for the purpose for which they are resumed, the whole or any portion of the land so resumed.

(ii) *Areas Reserved.* The total area of reserves at the 30th June, 1933, was 71,279 square miles, comprising aboriginal native, 67,124 square miles, prospecting for mineral oil and coal, 1,000 square miles, mission station, 1,225 square miles, and other reserves, 1,930 square miles.

### § 3. Unconditional Purchases of Freehold.

1. *New South Wales.*—(i) *Auction Purchases.* Crown lands, not exceeding in the aggregate 200,000 acres in any one year, may be sold by public auction in areas not exceeding half-an-acre for town lands, 20 acres for suburban lands, and 640 acres for country lands, at the minimum upset price of £8, £2 10s., and 15s. per acre respectively. At least 10 per cent. of the purchase-money must be paid at the time of sale, and the balance within three months, or the Minister may allow the payment of such balance to be deferred for a period not exceeding 10 years, 4 per cent. interest being charged. Town blocks in irrigation areas may also be sold by auction.

(ii) *After-auction Purchases.* In certain cases, land offered at auction and not sold may be purchased at the upset price. A deposit in accordance with the terms and conditions under which the land was previously offered must be lodged, and if the application be approved by the Minister, the balance of purchase money is payable as required by the specified terms and conditions.

(iii) *Special Purchases.* Under certain circumstances, land may be sold in fee-simple, the purchaser paying the cost of survey and of reports thereon, in addition to the purchase-money. The minimum upset price per acre is the same as in the case of land sold by auction. Areas not exceeding five acres in extent may be sold, at prices determined by the local land board, to recognized religious bodies and public authorities.

(iv) *Improvement Purchases.* The owner of improvements in authorized occupation by residence, under any Mining or Western Lands Act of land within a gold-field or mineral field, may purchase such land without competition at a price determined by the local Land Board, but at not less than £8 per acre for town lands or £2 10s. per acre for other lands. The area must not exceed  $\frac{1}{2}$  acre within a town or village, or 2 acres elsewhere, and no person may purchase more than one such area within 3 miles of a similar prior purchase by him.

(v) *Areas Sold.* During the year ended 30th June, 1933, the total area sold was 450 acres, of which 163 acres were sold by auction and 125 acres as after-auction purchases, while 8 acres were sold as improvement purchases and 154 acres as special purchases. The amount realized for the sale of the whole area was £3,020.

2. *Victoria.*—(i) *General.* Lands specially classed for sale by auction may be sold by auction in fee-simple, not exceeding 100,000 acres in any one year, at an upset price not less than £1 per acre. The purchaser must pay the survey fee at the time of the sale, together with a deposit of 12 $\frac{1}{2}$  per cent. of the whole price; the residue is payable in equal half-yearly instalments with interest. Any unsold land in a city, town or borough, areas specially classed for sale, isolated pieces of land not exceeding 50 acres in area, and sites for churches or charitable purposes, if not more than three acres in extent, may be sold by auction on the same terms. Swamp or reclaimed lands may also be sold by auction, subject to the condition that the owner keeps open all drains, etc., thereon.

(ii) *Areas sold at Auction and by Special Sales.* During the year 1932, a total of 985 acres was disposed of under this tenure, 601 acres being country lands, while 384 acres of town and suburban lands were sold by auction.

3. *Queensland.*—(i) *General.* During the years 1917 to 1929 the law precluded land being made available for any class of selection which gave the selector the right to acquire the freehold title. By amended legislation passed in 1929, power was given to make land available under freeholding tenures. The provision in the 1929 Act conferring this power was, however, repealed by the Act of 1932.

(ii) *Sales by Auction.* Consequent upon an amendment made by the Act of 1932, Crown land cannot now be offered for sale by auction on a freeholding basis.

(iii) *Areas Sold, etc.* During the year 1932, 3,376 acres were sold at auction, and 72 unconditional selections comprising an area of 16,321 acres were made freehold.

4. **South Australia.**—(i) *Sales by Auction.* The following lands may be sold by auction for cash :—(a) special blocks ; (b) Crown lands which have been offered for lease and not taken up within 2 years ; (c) town lands ; and (d) suburban lands, which the Governor excepts from the operations of the Land Board. A purchaser must pay 20 per cent. of the purchase money in cash, and the balance within one month or within such extended time as the Commissioner of Crown Lands may allow. Town lands may be sold subject to the condition that they cannot be transferred or mortgaged for 6 years without the consent of the Commissioner.

(ii) *Areas Sold, etc.* During the year ended 30th June, 1933, the area of town lands and special blocks sold by auction was 64 acres. In addition, 11,390 acres were sold at fixed prices, and the purchases of 10,193 acres on credit were completed, making a total of 21,647 acres.

5. **Western Australia.**—(i) *Sales by Auction.* Town, suburban, and village lands, after being surveyed into lots and notified in the *Gazette*, must be sold by auction. Ten per cent. of the purchase money must be paid in cash, together with the value of any improvements, and the balance in four equal quarterly instalments. Suburban land must be fenced within 2 years, and, until that is effected, no Crown grant may be issued.

(ii) *Areas Sold.* During the year ended 30th June, 1933, the area of town and suburban allotments sold was 841 acres in 274 allotments.

6. **Tasmania.**—(i) *Sales by Auction.* Town lands may be sold by auction for cash or on credit, no conditions being imposed beyond the payment of the purchase money. No town land, the price of which is less than £15, may be sold on credit.

(ii) *After-auction Sales.* Town lands, not within 5 miles of any city, which, after having been offered at auction, have not been sold, may be sold at the upset prices by private contract.

(iii) *Sales of Land in Mining Towns.* Any town land in a mining area may be sold by auction for cash, provided that any person, being the holder of a residence licence or business licence in lawful occupation of a residence area or business area and the owner of permanent improvements of a value equal to or greater than the upset price, is entitled to purchase such area at the upset price, prior to the sale by auction. The upset price of the unimproved value must not be less than £10, and the area must not exceed  $\frac{1}{2}$  acre.

(iv) *Areas Sold.* During the year 1933 the area sold by auction or by special sale amounted to 108 acres.

#### § 4. Conditional Purchases of Freehold.

1. **General.** The various methods of obtaining Crown lands by conditional purchase in the several States are given in some detail in preceding issues of the Official Year Book (see No. 22 pp. 141-9).

2. **New South Wales.**—At the 30th June, 1933, the total number of conditional purchases in existence was 62,177, covering an area of 20,073,559 acres. The following table gives particulars of conditional purchases, including non-residential conditional purchases and special area conditional purchases, for the year ended 30th June, 1933, together with the total area for which deeds had been issued up to 30th June, 1933 :—

#### CONDITIONAL PURCHASES, NEW SOUTH WALES.

Year ended 30th June—	Applications Received. (a)		Applications Confirmed.(a)		Areas for which Deeds have been Issued.	
	Number.	Area.	Number.	Area.	During the Year.	To end of Year.
1933.. ..	161	Acres. 32,592	120	Acres. 19,464	Acres. 313,323	Acres. 24,660,987

(a) Exclusive of conversions from other tenures.

3. **Victoria.**—Exclusive of selection in the Mallee country, the total area purchased conditionally in 1932 was 44,255 acres, comprising 43,827 acres with residence and 428 acres without residence. The number of selectors was 257.

The total area of Mallee country purchased conditionally in the same year was 43,416 acres, all with residence, the number of selectors being 91.

4. **Queensland.**—(i) *General.* From 1917 until the passing of "The Lands Acts Amendment Act of 1929" the law prohibited land being made available for any class of selection which gave the selector the right to acquire the freehold title. The 1929 measure, however, amended the law in this respect. A further amendment of the law which took effect on the 1st December, 1932, precludes land being made available under any tenure where a freeholding title is obtainable.

(ii) *Lands Acquired.* During the year 1933 the following new selections were acquired :—Agricultural farms to the number of 13 comprising an area of 2,503 acres, and one prickly pear selection of 2,708 acres, one agricultural homestead of 183 acres, and 25 prickly pear development selections with an area of 71,868 acres. No free homesteads were acquired.

5. **South Australia.**—The land allotted under agreements to purchase during the year 1932-33 was 51,382 acres, comprising Eyre's Peninsula Railway Lands 32,651 acres, Murray Railway Lands 6,038 acres, Pinnaroo Railway Lands 1,405 acres, Closer Settlement Lands 2,342 acres, Buckleboo Railway Lands 651 acres, Soldier Settlement Lands 1,877 acres, repurchased for Homestead Blocks 34 acres, and other Crown lands 6,384 acres.

6. **Western Australia.**—During the year ended the 30th June, 1933, the number of holdings for which Crown grants were issued was 1,540, covering free homestead farms 24,485 acres and conditional purchases 454,021 acres. The number of holdings conditionally alienated for the year was 841, the total area affected being 462,412 acres, comprising conditional purchases by deferred payments with residence and without residence of 421,936 and 12,205 acres respectively, conditional purchases by direct payments (without residence) 873 acres, and free homestead farms 27,398 acres. Under the heading "Deferred payments (with residence)" are included conditional purchases of grazing lands.

7. **Tasmania.**—During the year 1933, conditional purchases of 15,061 acres were completed. The total area sold conditionally was 12,224 acres, comprising selections for purchase 12,116 acres, auction sales on credit 18 acres, and town and suburban allotments 90 acres. The numbers of applications received and confirmed during the year were 436 and 207 respectively.

## § 5. Leases and Licences under Land Acts.

1. **General.**—Information regarding the methods of obtaining leases and licences of Crown lands in the several States and Territories is given in preceding issues of the Official Year Book (see No. 22, pp. 149-163). A summary respecting land held under leases and licences will be found at the end of this chapter.

2. **New South Wales.**—On the 30th June, 1933, the area of leases and licences under the control of the Department of Lands, the Water Conservation and Irrigation Commission, and the Western Land Board, comprised 108,756,359 acres of Crown lands, compared with 109,137,569 acres at the close of the previous year.

The following table shows the areas which were granted under lease or licence during the year 1932-33, and those held under various descriptions of leases and licences at the end of that year :—

AREAS TAKEN UP AND OCCUPIED UNDER LEASE OR LICENCE.—NEW SOUTH WALES, 1932-33.(a)

Particulars.	Area taken up during the year.	Area occupied at end of year.
<i>Areas taken up under Crown Lands Act.</i>		
	Acres.	Acres.
Outgoing pastoral leases .. .. .	..	87,590
Occupation licences—ordinary .. .. .	..	1,000,696
preferential .. .. .	..	584,892
Conditional leases .. .. .	42,806	11,697,095
Conditional purchase leases .. .. .	57	164,180
Settlement leases .. .. .	3,612	2,770,371
Improvement leases .. .. .	12,000	375,875
Annual leases .. .. .	60,574	757,096
Scrub leases .. .. .	1,320	147,216
Snow leases .. .. .	58,605	330,958
Special leases .. .. .	100,794	794,537
Inferior land leases .. .. .	..	51,992
Residential leases (on gold and mineral fields) .. .. .	239	8,008
Church and school lands .. .. .	..	11
Permissive occupancies .. .. .	418,138	1,220,532
Prickly-pear leases .. .. .	24,052	95,696
Crown leases .. .. .	282,702	5,965,049
Homestead farms .. .. .	48,378	4,225,936
Homestead selections and grants .. .. .	3,386	1,522,901
Suburban holdings .. .. .	2,072	51,420
Week-end leases .. .. .	8	195
Leases of town lands .. .. .	..	70
Returned soldiers' special holdings .. .. .	..	16,391
Irrigation farms and blocks .. .. .	18,646	358,076
<i>Areas taken up under Western Lands Act.</i>		
Leases .. .. .	94,626	76,094,463
Permissive occupancies .. .. .	50,704	435,113
<b>Total .. .. .</b>	<b>1,222,719</b>	<b>108,756,359</b>

(a) See also § 7 (1) hereinafter.

3. Victoria.—During 1932 the area of Crown lands taken up under leases and licences was 87,671 acres, comprising Mallee lands, 43,416 acres, and other lands, 44,255 acres. The area of Crown lands occupied under leases and licences in 1932 was 5,189,973 acres (a decrease of 123,714 acres compared with the previous year), comprising grazing licences (exclusive of Mallee) 3,362,423 acres, Mallee lands 1,706,168 acres, auriferous lands (licences) 32,713 acres, swamp lands (leases) 2,092 acres, perpetual leases (other than Mallee) 4,977 acres, and perpetual leases (Mallee) under Land Act 1928, 81,600 acres.

4. Queensland.—(i) *General.* In preceding issues of the Official Year Book reference was made to the methods of obtaining leases and licences of Crown lands (see No. 22, pp. 155-7). The Land Acts Amendment Act of 1929, however, amended the law considerably. Further amendments of the law as made in the 1932 Act, taking effect from the 1st December of that year, nullify the provisions in the Act of 1929 relating to freeholding tenures.

(ii) *Areas taken up under Lease or Licence.* The total area taken up under lease or licence during the year 1932 was 24,516,106 acres, made up as follows:—Pastoral leases 19,263,640 acres; occupation licences 805,320 acres; grazing farms (all classes), 1,995,889 acres; grazing homesteads (all classes), 639,633 acres; perpetual lease selections 124,858 acres; perpetual lease prickly-pear selections 61,487 acres; agricultural farms 56,984 acres; agricultural homesteads 27,406 acres; prickly-pear selections 40,862 acres; prickly-pear development selections 908,651 acres; perpetual lease prickly-pear development selections 453,458 acres; auction perpetual leases—town 53 acres, suburban 89 acres, and country 1,512 acres; special leases 48,367 acres; leases of reserves 54,477 acres, and prickly-pear leases 33,400 acres.

The following particulars are available respecting selections taken up in 1933:—

Grazing farms .. .. .	439,470	acres.
Grazing homesteads .. .. .	819,591	„
Perpetual lease selections .. .. .	122,321	„
Perpetual lease prickly-pear selections .. .. .	34,960	„
Agricultural farms .. .. .	2,503	„
Prickly-pear selections .. .. .	2,708	„
Agricultural homesteads .. .. .	183	„
Prickly-pear development grazing farms .. .. .	2,011,838	„
Prickly-pear development grazing homesteads .. .. .	1,053,391	„
Prickly-pear development selections .. .. .	71,868	„
Perpetual lease prickly-pear development selections .. .. .	692,990	„

The gross area held at the end of the year 1932 under pastoral tenure was 377,682 square miles.

Fifteen non-competitive perpetual leases were issued during 1932, the total area being 240 acres.

The total areas occupied under lease or licence will be found in a table at the end of this chapter.

5. *South Australia.*—The total area leased during 1932-33 under the different forms of lease tenure was 3,558,494 acres, made up as follows:—Perpetual leases—irrigation and reclaimed lands 708 acres, non-irrigable land in irrigation areas 21,238 acres, and other Crown lands 50,143 acres; pastoral leases 3,402,880 acres; and miscellaneous leases—grazing and cultivation 82,900 acres, and forest lands 625 acres.

The total areas held under lease are given in the table at the end of this chapter.

6. *Western Australia.*—The number of leases issued by the Lands Department during the year ended 30th June, 1933, was 582, and the total area of leases issued 3,281,533 acres, comprising pastoral leases 3,206,777 acres, special leases 3,258 acres, and leases of reserves 71,498 acres.

The total areas leased are given in the table at the end of this chapter.

7. *Tasmania.*—The area of pastoral leases during the year 1933 was 151,717 acres. The total areas leased are given in the table at the end of this chapter.

8. *Northern Territory.*—The total area held under lease, licence and permit of the 30th June, 1933, was 221,120 square miles, comprising pastoral leases 197,759 square miles, pastoral permits 1,429 square miles, grazing licences 21,398 square miles, agricultural leases 135 square miles and miscellaneous leases, including water leases, 399 square miles.

9. *Federal Capital Territory.*—At the 30th June, 1933 the area of acquired lands was 213,830 acres; of lands alienated, 73,080 acres; of lands in process of alienation, 34,098 acres; of leases, 292,480 acres; and unoccupied (including Cotter River catchment area, roads, reserves, etc.), 184,002 acres. These figures are exclusive of 17,920 acres in the Jervis Bay area.

The number of leases granted under the City Area Leases Ordinance 1924-1929 to the 30th June, 1934 (excluding leases surrendered and determined) was 300, representing a capital value of £162,130.

Eight leases for church purposes have been granted under the Church Lands Leases Ordinance 1924-1932, which requires the lessees to submit a definite building programme within a specified period.

Eight leases have been granted to date under the Leases (Special Purposes) Ordinance 1925-1932, for church and scholastic purposes.

### § 6. Closer Settlement.

1. **General.**—Particulars regarding the methods of acquisition and disposal of land for closer settlement in the several States are given in preceding Year Books (see No. 22, pp. 163-9).

2. **New South Wales.**—Up to the 30th June, 1933, 1,845 estates, including 953 single farm propositions acquired for discharged soldiers or sailors, had been acquired for closer settlement.

The number of farms allotted under the Promotion Sections of the Closer Settlement Acts to date is 3,960, the area 1,823,333 acres, and the amount advanced by the Crown £8,480,135.

The following statement gives particulars of the aggregate areas opened up to the 30th June, 1933 :—

#### CLOSER SETTLEMENT AREAS (a).—NEW SOUTH WALES.

To 30th June—	Areas made available..			Values.		
	Acquired Lands.	Adjoining Crown Lands.	Total.	Cost of Acquired Lands.	Value of Adjoining Crown Lands.	Total.
	Acres.	Acres.	Acres.	£	£	£
1933.. ..	4,028,694	204,823	4,233,517	14,568,595	352,597	14,921,192

(a) Includes 70 long-term leases resumed for closer settlement, but excludes areas acquired for village sites.

The total area is now embraced in 9,156 holdings, comprising 4,128,480 acres, the remaining area being reserved for public purposes (roads, stock routes, schools, etc.).

The following table gives particulars regarding the disposal of the farms by closer settlement purchase at the 30th June, 1933 :—

#### CLOSER SETTLEMENT ALLOTMENTS.—NEW SOUTH WALES.

At 30th June—	Farms Allotted to Date.			Total Amount received in respect of Closer Settlement Farms.
	Number.	Area.	Capital Value.	
	No.	Acres.	£	£
1933 .. ..	8,967	4,128,406	15,987,871	8,353,838

3. **Victoria.**—The following statement shows the operations under the provisions of the Closer Settlement Acts to the 30th June, 1933 :—

**CLOSER SETTLEMENT.—VICTORIA.**

(INCLUDING IRRIGATED AREAS.)

To 30th June—	Total Area Acquired by Government.	Total Cost.	How Made Available for Settlement.					Number of Farms, etc.	Total Receipts (Land and Advances).	Repayments of Principal (Land and Advances.)	Area Available for Settlement at 30th June.
			Farm Allotments.	Workmen's Homes Allotments.	Agricultural Labourers' Allotments.	Town Allotments. (a)	Roads and Reserves.				
	Acres.	£	Acres.	Acres.	Acres.	Acres.	No.	£	£	Acres.	
1933	1,182,729	8,735,795	1,004,466	796	3,498	53,140	7,806	8,090	10,371,885	4,025,180	31,341

(a) Includes all land sold other than under Conditional Purchase Lease.

4. **Queensland.**—The total area acquired to 30th June, 1933, was 970,778 acres, costing £2,292,881. The following are the particulars of transactions under the Closer Settlement Act up to 30th June, 1933 :—Total area selected 914,100 acres ; number of selections 3,046 ; agricultural farms 2,155 ; unconditional selections 257 ; perpetual lease selections 542 ; prickly-pear selections 9 ; perpetual lease prickly-pear selections 6 ; area sold by auction 13,038 acres ; and number of settlement farm leases 77.

5. **South Australia.**—The following table shows the area of land acquired for the purposes of closer settlement, and the manner in which it had been dealt with to the 30th June, 1933 :—

**CLOSER SETTLEMENT.—SOUTH AUSTRALIA.**

To 30th June—	Area of Lands Repurchased.	Agreements with Covenants to Purchase.	Total Area Leased as Homestead Blocks.		Perpetual Leases.	Miscellaneous Leases.	Sold.	Remainder Un-occupied (including Roads and Land in Irrigation Areas).
			Right of Purchase.	Perpetual Lease.				
	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1933 ..	786,625	512,664	321	1,240	31,772	80	206,566	33,982

The total area repurchased at 30th June, 1933, was 786,625 acres. The purchase money was £2,532,440. Of the total area, 752,643 acres have been allotted to 2,730 persons, the average area to each being 276 acres.

6. **Western Australia.**—The total area acquired for closer settlement up to the 30th June, 1933, was 907,823 acres, costing £1,180,443. Of this area, 26,580 acres have been set aside for roads, reserves, etc., leaving a balance of 881,243 acres available for selection. Particulars of operations under the Act for the year ending 30th June, 1933, are as follow :—Area selected during the year 4,200 acres ; number of farms, etc., allotted to date 1,470 ; total area occupied to date 676,962 acres ; balance available for selection 204,281 acres ; and total revenue £796,800.

7. Tasmania.—Up to the 30th June, 1933, 36 areas had been opened up for closer settlement. The total purchase money paid by the Government was £366,099, and the total area acquired amounted to 101,231 acres, including 10,000 acres of Crown lands.

The number of farms allotted was 310.

8. Summary.—The following table gives particulars of operations under the Closer Settlement Acts at the 30th June, 1933 :—

**CLOSER SETTLEMENT.—TOTAL AREAS ACQUIRED AND ALLOTTED AT 30th JUNE, 1933.**

Particulars.	N.S.W.	Victoria.	Q'land.	S. Aust.	W. Aust.	Tas.	Total.
Area acquired(a) acres	4,233,517	1,182,729	970,778	786,625	907,823	101,231	8,182,703
Purchase price (b) £	14,568,595	8,679,905	2,292,881	2,532,440	1,180,443	366,099	29,620,363
Farms, etc., allotted	No. 8,967	(c) 8,090	3,046	2,730	1,470	310	24,613
acres	4,128,406	1,143,582	914,100	752,643	676,962	101,231	7,710,924

(a) Includes Crown lands—New South Wales, 204,823 acres; Victoria, 113,346 acres; Tasmania, 10,000 acres. (b) Private lands only. (c) Includes 697 allotments of a total area of 81,682 Acres granted to discharged soldiers under the Discharged Soldiers Settlement Acts.

**§ 7. Leases and Licences under Mining Acts.**

1. General.—Information regarding the various forms of leases and licences under Mining Acts in the several States and the Northern Territory is given in preceding issues of the Official Year Book (see No. 22, pp. 170-7).

2. New South Wales.—The following table gives particulars of operations on Crown lands for the year 1932-33 :—

**AREAS TAKEN UP UNDER MINING ACTS.—NEW SOUTH WALES, 1932-33.**

Purposes for which Issued or Occupied.					Areas Taken up during Year.	Total Areas Occupied at End of Year.
					Acres.	Acres.
Gold-mining .. .. .	..	..	..	..	4,685	10,475
Mining for other minerals	..	..	..	..	2,611	195,371
Authorities to prospect ..	..	..	..	..	30,844	63,834
Other purposes .. .. .	..	..	..	..	745	21,248
Total	..	..	..	..	38,885	290,928

3. Victoria.—During the year 1933, 263 leases, licences, etc., were issued covering an area of 33,960 acres, the rent, fees, etc., for which amounted to £1,681. The area occupied at the end of the year was 113,870 acres.

4. Queensland.—During the year 1933, the number of miners' rights issued was 8,119, and of business licences 14. The following table gives particulars regarding the areas of lands taken up under lease or licence, and the total areas occupied for the year 1933. In addition, an area estimated at 30,000 acres was at the end of 1933 held under miners' rights and dredging claims.

AREAS TAKEN UP UNDER MINING ACTS.—QUEENSLAND, 1933.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	4,572	9,646
Mining for other minerals .. .. .	647	22,028
Coal-prospecting licences .. .. .	..	400
Miners' homestead leases .. .. .	8,282	333,204
Petroleum-prospecting permits .. .. .	97,616	155,068
<b>Total .. .. .</b>	<b>111,117</b>	<b>520,346</b>

5. South Australia.—The following table gives particulars of operations for the year 1933 :—

AREAS TAKEN UP UNDER MINING ACTS.—SOUTH AUSTRALIA, 1933.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining leases .. .. .	418	1,601
Mineral and miscellaneous leases .. .. .	3,174	34,298
Claims .. .. .	8,500	6,415
Search licences and permits .. .. .	60,800	74,240
Occupation licences .. .. .	5	54
<b>Total .. .. .</b>	<b>72,897</b>	<b>116,608</b>

6. Western Australia.—The following table gives particulars of operations for the year 1933, the figures being exclusive of holdings under miners' rights and mineral oil licences. Of the areas shown as taken up in 1933, the area under lease was 6,063 acres for gold-mining, 150 for mining for other minerals, and 230 for miners' homesteads—a total of 6,523 acres. The balance was taken up under licences.

AREAS TAKEN UP UNDER MINING ACTS.—WESTERN AUSTRALIA, 1933.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	62,744	37,820
Mining for other minerals .. .. .	3,597	51,316
Other purposes .. .. .	459	33,644
<b>Total .. .. .</b>	<b>66,800</b>	<b>122,780</b>

7. Tasmania.—During the year 1933, the number of leases issued was 205, of which 45 were for gold-mining, covering 827 acres; and 62 for tin, covering 2,791 acres. The following table gives particulars of operations for the year 1933:—

AREAS TAKEN UP UNDER MINING ACTS.—TASMANIA, 1933.

Particulars.	Areas Taken up during Year.	Total Areas Occupied at End of Year.
	Acres.	Acres.
Gold-mining .. .. .	923	3,879
Mining for other minerals .. .. .	3,119	24,229
Licences to search for coal or oil .. .. .	470	790
Other purposes .. .. .	299	2,499
<b>Total .. .. .</b>	<b>4,811</b>	<b>31,397</b>

8. Northern Territory.—At the 30th June, 1933, there existed 20 mineral leases comprising 505 acres, and 19 gold-mining leases comprising 740 acres. There were also 250 protected gold-mining lease applications comprising 7,331 acres, 68 protected mineral lease applications comprising 2,121 acres, and 2 protected dredging lease applications comprising 120 acres. In addition, 7 exclusive prospecting licences covering approximately 15 square miles were issued.

9. Summary.—The following table shows the areas under leases and licences for mining purposes and the total areas occupied for mining purposes for the years 1923, 1928 and 1933:—

CROWN LANDS, LEASES AND LICENCES FOR MINING PURPOSES.

Year.	N.S.W. (a)	Victoria.	Q'land.(b)	S. Aust.(b)	W. Aust.(c)	Tas. (b)	Total. (d)
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AREAS FOR WHICH LEASES AND LICENCES ISSUED DURING YEAR.

	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.
1923 ..	40,143	9,207	67,754	610,377	37,567	47,535	812,583
1928 ..	25,372	8,302	1,793,028	196,521	47,975	23,910	2,095,108
1933 ..	38,885	33,960	111,117	72,897	66,800	4,811	328,470

TOTAL AREAS OCCUPIED AT END OF YEAR.

1923 ..	307,336	47,361	444,586	653,899	127,829	77,627	1,658,638
1928 ..	293,205	39,904	2,810,262	242,688	132,536	54,362	3,573,017
1933 ..	290,928	113,870	520,346	116,608	122,780	31,397	1,195,929

(a) Year 30th June. (b) Exclusive of lands held under miners' rights only. (c) Exclusive of holdings under miners' rights and mineral oil licences. (d) Exclusive of Northern Territory. (e) Mainly Petroleum-prospecting permits.

### § 8. Settlement of Returned Soldiers and Sailors.

1. **General.**—Information in regard to the methods adopted in each State for providing land for the settlement of returned soldiers and sailors, together with the conditions under which such land could be acquired, is given in earlier issues of the Official Year Book (see No. 13, pp. 10-18, *et seq.*, and No. 18, pp. 187-189). Later modifications have been made with a view to simplifying procedure and liberalizing the conditions under which holdings may be acquired.

Particulars respecting the position of soldier settlement in each State at the latest available date are given in the sub-sections immediately following.

2. **New South Wales.**—At the 30th June, 1933, the area set apart exclusively for soldiers was 9,754,349 acres, of which 1,710,272 acres comprised acquired land purchased at a cost of £8,113,956. The number of settlers to whom farms, etc., had been allotted up to the 30th June, 1933, was 9,543. Farms, etc., occupied at that date numbered 5,575 with an area of 7,966,178 acres, of which 6,354,618 acres were Crown lands (including 3,985,887 acres in the Western Division taken up under the Western Lands Act), 1,508,439 acres of acquired lands, and 103,121 acres within Irrigation Areas.

3. **Victoria.**—At the 30th June, 1933, the area acquired or set apart for soldier settlement was 2,512,013 acres, of which 1,763,238 acres comprised private land purchased at a cost of £13,361,211. Up to the 30th June, 1933, the number of settlers to whom farms, etc., had been allotted was 10,728, and the number of farms, etc., allotted was 9,695 (including 734 farms originally purchased for Closer Settlement purposes) containing 2,423,991 acres. In addition, 773 share-farmers and holders of leasing agreements and private land had received assistance. The number of farms, etc., occupied at the 30th June, 1933, was 9,198 (including 651 originally purchased for Closer Settlement) containing 2,349,749 acres.

4. **Queensland.**—At the 30th June, 1929, the area acquired or set apart for soldier settlement was 577,633 acres, of which 41,101 acres comprised private land, purchased at a cost of £270,480. The number of farms occupied was 1,148, containing 440,992 acres. Some of these selections were acquired under the ordinary provisions of the Land Act, and do not include areas specially set apart for soldiers.

As special records are not now kept respecting the areas held by discharged soldier settlers later information cannot be given.

5. **South Australia.**—At the 30th June, 1933, the area of land acquired or set apart for soldier settlement was 1,336,612 acres, of which 1,202,653 acres comprised private land purchased at a cost of £3,863,572. These figures are exclusive of mortgages discharged, £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. The number of soldiers to whom assistance had been granted under the Discharged Soldiers' Settlement Acts up to the 30th June, 1933, was 4,180, and the area of farms, etc. (including mortgages discharged), on which assistance had been granted was 2,740,484 acres. At the 30th June, 1933, farms, etc., occupied numbered 2,270, containing 1,827,567 acres.

6. **Western Australia.**—At the 30th June, 1933, the area of land acquired or set apart for soldier settlement was 14,287,643 acres, of which 345,110 acres comprised private land purchased at a cost of £605,076. Up to the 30th June, 1933, assistance had been given to 5,213 returned soldiers, and the Agricultural Bank held 3,565 properties as security for advances. The area held, including pastoral leases, was approximately 25,864,000 acres, and advances approved amounted to £6,637,986. The number of farms, etc., occupied at the 30th June, 1933, was 2,422.

7. **Tasmania.**—At the 30th June, 1933, the area acquired or set apart for soldier settlement was 339,592 acres, of which 270,227 acres comprised private land purchased at a cost of £2,013,913. Up to the 30th June, 1933, the number of settlers to whom farms, etc., had been allotted was 2,378, and the number of farms, etc., allotted 2,200 containing 339,592 acres. The number of farms, etc., occupied at the 30th June, 1933, was 2,105 containing 323,641 acres.

8. Summary.—The following table gives a summary of the area acquired, the purchase price thereof, the number of settlers assisted, and the number and area of farms occupied in all the States to the 30th June, 1933 :—

**SOLDIER SETTLEMENT.—AREAS ACQUIRED, SETTLERS ASSISTED AND FARMS OCCUPIED—30th JUNE, 1933.**

Particulars.	New South Wales.	Victoria.	Queens-land.(a)	Sth. Aus-tralia.	Western Australia.	Tasmania.	Total.
Area acquired or set apart—							
(i) Private land acquired acres	1,710,272	1,763,238	41,101	61,202,653	345,110	270,227	5,332,601
(ii) Crown lands set apart acres	8,044,077	748,775	536,532	133,959	13,942,533	69,365	23,475,241
Total land acquired or set apart .. acres	9,754,349	2,512,013	577,633	1,336,612	14,287,643	339,592	28,807,842
Price paid by Government for private land acquired £	8,113,956	13,361,211	270,480	63,863,572	605,076	2,013,913	28,228,208
Number of settlers to whom farms, etc., had been allotted up to the 30th June, 1933	9,543	(c) 10,728	(d)	(e) 4,180	5,213	2,378	(d)
Farms, etc., occupied at the 30th June, 1933	5,575	(f) 9,198	1,148	2,270	2,422	2,105	22,718
No. of farms, etc., occupied at the 30th June, 1933	7,966,178	2,349,749	440,992	1,827,567	(d)	323,641	(d)

(a) At 30th June, 1929 : later information not available. (b) Excludes mortgages discharged £494,770 on 360,403 acres representing 300 farms, etc., and 314 settlers. (c) In addition 773 share farmers and holders of leasing agreements and private land have received assistance. (d) Not available. (e) Number of soldiers to whom assistance had been granted under the Discharged Soldiers Settlement Acts. (f) Includes 651 farms originally purchased for Closer Settlement purposes.

9. Losses on Soldier Settlements.—(i) *General.* At the Premiers' Conference in Melbourne in 1917, it was agreed that the States should undertake the work of settling on the land returned soldiers and munition and war workers, and that the Commonwealth should raise the necessary loans for the States for this purpose.

The original arrangement provided that the Commonwealth should take the responsibility of finding up to £500 per settler as working capital for improvements, implements, seed, etc., an amount which was subsequently increased to £625, together with £375 per settler for resumptions and works incidental to land settlement approved by the Commonwealth. Loans were to be advanced to the settlers by the States at reasonable rates of interest not exceeding 3½ per cent. in the first year, increasing by ½ per cent. each subsequent year to the full rate of interest at which the money had been raised, plus working expenses; the difference between these rates and the cost of the money to the Government to be borne equally by the Commonwealth Government and the State Government. This provision respecting interest loss was not ultimately carried out as passed, the Commonwealth Government assuming responsibility for more than one-half of the interest loss, viz. :—a rebate of interest equal to 2½ per cent. per annum during a period of five years from the date of payment to the State of each instalment of loan money.

(ii) *Report by Mr. Justice Pike.* In addition to this expected loss of interest other losses have occurred in connexion with soldier settlement, and in 1927 Mr. Justice Pike, of the Land Valuation Court of New South Wales, was commissioned to report, not only on the losses, but on the principles on which financial responsibility should be divided. His report in 1929, to which reference should be made for fuller information, found that in all the negotiations concerning soldier settlement on the land the States insisted on undivided control, and that financial responsibility went along with control except so far as the Commonwealth definitely promised to give assistance. The undertaking

of the Commonwealth to share equally with the States the cost of lower interest rates to soldier settlers was made the basis of a practical compromise, and the report recommended that the total loss should be shared equally between the two parties.

The following table from Mr. Justice Pike's report shows the losses as found by him, the amount contributed at that date by the Commonwealth, and the further amount to be written off by the Commonwealth :—

#### LOSSES ON SOLDIER SETTLEMENT.

State.	Gross losses as found by Mr. Justice Pike.	Commonwealth half share thereof.	Amount already contributed by Commonwealth.	Further amount to be written off by Commonwealth.
	£	£	£	£
New South Wales ..	7,003,950	3,501,975	2,612,215	889,760
Victoria .. ..	7,721,891	3,860,945	3,331,193	529,752
Queensland .. ..	1,853,315	926,657	817,272	109,385
South Australia ..	3,565,829	1,782,914	977,927	804,987
Western Australia ..	2,059,368	1,029,684	1,477,688	Nil
Tasmania .. ..	1,321,169	660,585	546,688	113,897
<b>Total .. ..</b>	<b>23,525,522</b>	<b>11,762,760</b>	<b>9,762,983</b>	<b>2,447,781</b>

The report refers to a further small loss in certain States consequent upon providing home maintenance areas. The Commonwealth's share of this loss was subsequently fixed at £150,000.

According to the report the chief loss was in interest on capital cost, which amounted to more than half the total loss. Loss of advances came next, due to inflated values of improvements and stock when settlement was taking place. The loss due to administration expenses was defined as the excess costs above ordinary closer settlement costs and this excess was found to be about £3,000,000, or 12½ per cent. of the total loss.

10. **Advances by Commonwealth to States.**—The following table shows the total advances to the States, repayments made to the Commonwealth, remissions of advances made by the Commonwealth and the loans outstanding at the 30th June, 1933. The remissions which have been agreed upon but still await legislative ratification include an amount of £5,000,000 made by the Commonwealth in 1925, and the Commonwealth's share of losses, other than for interest, as recommended by Mr. Justice Pike (including the £150,000 for home maintenance areas).

#### ADVANCES TO STATES FOR SOLDIER SETTLEMENT, AT 30th JUNE, 1933.

State.	Number of Settlers.		Total Advances.	Repay-ments by States.	Remissions by Com-monwealth. (a)	Loans Out-standing. (a)
	Originally.	Remaining.				
			£	£	£	£
New South Wales ..	9,302	6,649	9,826,203	20,219	2,274,722	7,531,262
Victoria .. ..	11,140	9,249	11,968,176	174,101	2,160,960	9,633,115
Queensland .. ..	6,031	3,617	2,717,697	17,114	612,233	2,088,350
South Australia ..	4,082	2,754	2,857,780	24,775	1,371,988	1,461,017
Western Australia ..	5,030	3,545	5,463,782	32,580	796,000	4,635,202
Tasmania .. ..	1,976	777	2,168,303	38,740	381,880	1,747,683
<b>Total .. ..</b>	<b>37,561</b>	<b>26,591</b>	<b>35,001,941</b>	<b>307,529</b>	<b>7,597,783</b>	<b>27,096,629</b>

(a) The remissions shown have been agreed upon but still await legislative ratification.

The figures in the above table relating to the number of settlers, are taken from Mr. Justice Pike's report.

§ 9. Tenure of Land by Aliens.

Information regarding the terms and conditions under which land can be held by aliens is contained in earlier issues of the Official Year Book (see No. 18, pp. 190-1).

§ 10. Advances to Settlers.

1. General.—A detailed statement regarding the terms and conditions governing advances to settlers in the several States and the Northern Territory will be found in preceding issues of the Official Year Book (see No. 22, pp. 179-186).

2. New South Wales.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—NEW SOUTH WALES.

Particulars.	Advances made during 1932-33.	Total Advances at 30th June, 1933.	Amount outstanding at 30th June, 1933.	
			Number of Persons.	£
	£	£		
Rural Bank Advances .. ..	192,473	27,292,865	(a)11,951	13,920,792
Soldier Settlement Advances .. ..	61,332	7,725,926	4,516	2,450,301
Advances for Purchase of Wire Netting	114,413	1,204,195	4,722	462,835
Advances to Necessitous Farmers .. ..	223,571	5,473,419	4,473	1,204,494
Advances to Civilian Settlers on Irrigation Areas .. ..	26,496	362,964	306	249,096
Shallow Boring Advances .. ..	17,084	651,823	1,354	253,903
<b>Total .. ..</b>	<b>635,369</b>	<b>42,711,192</b>	<b>27,322</b>	<b>18,541,421</b>

(a) This number is approximate only and represents the number of borrowers from the Bank. One borrower may have more than one advance account, such as :—Ordinary advance, and Bank overdraft.

3. Victoria.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—VICTORIA.

Authority Making Advances.	Advances made to—	Advances made during 1932-33.	Total Advances at 30th June, 1933.	Amount outstanding at 30th June, 1933.	
				Number of Persons.	£
		£	£		
Crédit Foncier	Civilians .. ..	59,378	10,167,463	5,255	4,770,461
	Discharged soldiers .. ..	2,246	834,422	516	531,173
Closer Settlement Commission	Closer Settlement settlers .. ..	389,195	219,201,367	8,159	210,869,516
	Soldier settlers .. ..	204,382	227,905,331	5,670	218,598,229
Treasurer .. ..	Cultivators of land .. ..	204,676	1,176,003	1,300	585,197
	Cool stores, canneries, etc. .. ..	..	615,182	(b) 21	356,741
<b>Total .. ..</b>	<b>.. ..</b>	<b>859,877</b>	<b>59,899,768</b>	<b>20,921</b>	<b>35,711,317</b>

(a) Represents Consolidated Debts of settlers (Section 30, Act 4091). (b) Companies and Co-operative Societies.

4. Queensland.—The following table gives particulars of advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—QUEENSLAND.

Act under which Advances were made.	Advances made during 1932-33.	Total Advances at 30th June, 1933.	Amount outstanding at 30th June, 1933.	
			Number of Persons.	£
	£	£		
Agricultural Bank Acts .. .. .	304,923	6,594,291	6,566	2,237,169
Discharged Soldiers' Settlement Act (a)	8,913	2,424,292	2,286	940,902
Water Facilities .. .. .	6,797	86,827	366	75,046
Wire Netting, Marsupial Proof Fencing, etc. .. .. .	28,400	793,336	3,768	463,003
Seed Wheat .. .. .	3,980	(b) 65,912	(c)	11,424
Drought Relief .. .. .	..	67,381	1,471	44,398
<b>Total .. .. .</b>	<b>353,013</b>	<b>10,032,039</b>	<b>14,457</b>	<b>3,771,942</b>

(a) Includes advances to group settlements through the Lands Department, as well as advances through the Agricultural Bank. (b) Includes accrued interest to 30th June, 1933. (c) Not available.

5. South Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—SOUTH AUSTRALIA.

Particulars.	Advances made during 1932-33.	Total Advances at 30th June, 1933.	Amount outstanding at 30th June, 1933.	
			Number of Persons.	£
	£	£		
<b>Department of Lands—</b>				
Advances to soldier settlers .. .. .	50,141	5,249,070	1,487	3,721,915
Advances to blockholders .. .. .	..	41,451	8	58
Advances for sheds and tanks .. .. .	..	75,693	350	58,658
Advances in drought-affected areas ..	298	2,043,808	3,714	1,180,450
Advances under Farmers Relief Acts (b) .. .. .	607,438	1,183,661	2,955	482,113
Advances under Closer Settlement Acts .. .. .	8,933	2,429,080	1,326	1,511,259
Advances under Agricultural Graduates Settlement Act .. .. .	..	22,563	11	22,123
<b>Irrigation Branch—</b>				
Advances to Civilians .. .. .	546	257,924	411	135,538
Advances to Soldier Settlers .. .. .	5,643	41,101,796	783	1,007,131
<b>State Bank of South Australia (C. F. Department) .. .. .</b>	<b>30,284</b>	<b>4,768,797</b>	<b>2,172</b>	<b>1,263,057</b>
Advances to settlers for improvements .. .. .	18,954	835,303	1,425	456,180
Advances under Vermin and Fencing Acts .. .. .	10,199	1,280,123	6,689	474,931
Advances under Loans to Producers Act .. .. .	4,885	264,250	260	229,001
<b>Total .. .. .</b>	<b>737,321</b>	<b>19,553,519</b>	<b>21,591</b>	<b>10,542,414</b>

(a) Since June, 1927, a considerable sum has been written off advances to soldier settlers under Section 8 of the Discharged Soldiers' Settlement Relief Act 1925. (b) Previously shown under Advances in drought-affected areas.

6. Western Australia.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—WESTERN AUSTRALIA.

Particulars.	Advances made during Year 1932-33.	Total Advances at 30th June, 1933.	Amount outstanding at 30th June, 1933 (inclusive of interest).	
			Number of Persons.	£
	£	£		
Development loans .. ..	114,338	9,180,674	8,526	6,495,501
Soldier settlement loans .. ..	204	5,990,016	3,565	5,128,634
Advances to rural industries .. ..	..	31,017	7	41,536
Cropping advances .. ..	1,028	13,049,543	1,425	1,883,682
Group Settlement advances .. ..	185,780	2,211,714	1,716	2,538,739
<b>Total .. ..</b>	<b>301,350</b>	<b>30,462,964</b>	<b>15,249</b>	<b>16,088,092</b>

7. Tasmania.—The following table gives particulars respecting advances, etc., under State Authorities to 30th June, 1933 :—

ADVANCES TO SETTLERS.—TASMANIA.

Authority making Advances.	Particulars.	Advances made during 1932-33.	Total Advances to 30th June, 1933.	Amount outstanding at 30th June, 1933.	
				Number of Persons.	£
		£	£		
Agricultural Bank	State Advances Act and Rural Credits	25,463	495,035	983	329,216
"	Orchardists' Relief, 1926 .. ..	..	46,832	166	8,857
"	Unemployed (Assistance to Primary Producers) Relief Act .. ..	34,720	64,440	844	58,057
Minister for Lands	Soldier Settlers .. ..	4,996	710,473	1,389	(a)191,423
" "	Closer Settlers .. ..	1,454	35,293	157	17,614
<b>Total .. ..</b>	<b>.. ..</b>	<b>66,633</b>	<b>1,352,073</b>	<b>3,539</b>	<b>605,167</b>

(a) Exclusive of £42,251 advances capitalized and £49,899 advances written off to bad debts.

8. Northern Territory.—During the financial year 1932-33 the amount of £413 was advanced, the total amount advanced to 30th June, 1933, was £22,768 (approximately). The balance outstanding from 87 settlers, at 30th June, 1933, including interest was £15,219.

9. Summary of Advances.—The following table gives a summary for each State and Northern Territory to the 30th June, 1933 :—

ADVANCES TO SETTLERS.—AUSTRALIA.

State.	Advances made during 1932-33.	Total Advances made to 30th June, 1933.	Amount outstanding at 30th June, 1933.	
			Number of Persons.	£
	£	£		
New South Wales .. ..	635,369	42,711,192	27,322	18,541,421
Victoria .. ..	859,877	59,899,768	20,921	35,711,317
Queensland .. ..	353,013	10,032,039	14,457	3,771,942
South Australia .. ..	737,321	19,553,519	21,591	10,542,414
Western Australia .. ..	301,350	30,462,964	15,249	16,088,092
Tasmania .. ..	66,633	1,352,073	3,539	605,167
Northern Territory .. ..	413	22,768	87	15,219
<b>Total .. ..</b>	<b>2,953,976</b>	<b>164,034,323</b>	<b>103,166</b>	<b>85,275,572</b>

### § 11. Alienation and Occupation of Crown Lands.

1. **General.**—The figures given in the previous parts of this chapter show separately the areas alienated, in process of alienation, or occupied under various tenures. The following tables set out in summarized form the position in regard to the tenure of land in each State, in the Northern Territory, and in the Federal Capital Territory during the latest year for which information is available. The area unoccupied includes roads, permanent reserves, forests, etc. In some cases, lands which are permanently reserved from alienation are occupied under leases and licences, and have been included therein. Lands occupied under leases or licences for pastoral purposes are frequently held on short tenures only, and could thus be made available for settlement practically whenever required.

2. **New South Wales.**—At the 30th June, 1933, of the total area of New South Wales, 22.6 per cent. had been alienated, 11.7 per cent. was in process of alienation, 55.1 per cent. was held under leases and licences, and the remaining 10.6 per cent. was unoccupied.

The following table gives particulars for the year ended 30th June, 1933 :—

#### ALIENATION AND OCCUPATION OF CROWN LANDS.—NEW SOUTH WALES, 1932-33.(a)

Particulars.	Acres.	Particulars.	Acres.
		<i>2. In Process of Alienation.</i>	
<i>1. Alienated.</i>		Conditional purchases .. ..	20,073,559
Granted and sold prior to 1862 ..	7,146,579	Closer settlement purchases .. ..	2,734,588
Sold by auction and other sales, 1862 to date .. ..	15,023,625	Soldiers' group purchases .. ..	419,536
Conditionally sold, 1862 to date	24,660,987	Other forms of sale .. ..	24,974
Granted under Volunteer Land Regulations, 1867 to date .. ..	172,198	<b>Total</b> .. ..	<b>23,252,657</b>
Granted for public and religious purposes .. ..	259,994	<i>3. Held under Leases and Licences.</i>	
	47,263,383	Total under Lands Department, Water Conservation and Irriga- tion Commissioner, and Western Lands Commissioners ..	108,756,359
Less lands resumed or reverted to Crown .. ..	2,580,649	Mineral and auriferous leases and licences (Mines Department) ..	290,928
		<b>Total</b> .. ..	<b>109,047,287</b>
<b>Total</b> .. ..	<b>44,682,734</b>	<i>4. Unoccupied (b) (approximate)</i>	
			<b>21,050,602</b>

Area of State—198,036,500 acres.

(a) Exclusive of Lord Howe Island, 3,220 acres. (b) Of this area only 5,065,512 acres are available for selection, the balance being comprised within reservations for various public purposes, roads, and river and lake surfaces.

3. **Victoria.**—The total area of the State of Victoria is 56,245,760 acres, of which 47.0 per cent. had been alienated up to the end of the year 1932; 12.6 per cent. was in process of alienation under deferred payments and closer settlement schemes; 9.5 per cent. was occupied under leases and licences; while 30.9 per cent. was unoccupied.

The following table shows the distribution :—

## ALIENATION AND OCCUPATION OF CROWN LANDS.—VICTORIA, 1932.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> .. .. .	26,446,619	3. <i>Leases and Licences held—</i>	
2. <i>In Process of Alienation—</i>		Under Lands Department—	
Exclusive of Mallee and Closer		Perpetual Leases .. .. .	86,577
Settlement Lands .. .. .	1,667,975	Other Leases and Licences .. .. .	43,915
Mallee Lands (exclusive of		Temporary (Yearly) Grazing Licences .. .. .	5,068,591
Closer Settlement Lands) .. .. .	4,750,795	Under Mines Department .. .. .	144,000
Closer Settlement Lands .. .. .	667,093		
Village Settlements .. .. .	29	Total .. .. .	5,343,083
Total .. .. .	7,085,892	4. <i>Occupied by the Crown or Unoccupied (a)</i> .. .. .	17,370,166

Total area of State—56,245,760 acres.

(a) These Crown lands comprise the following acreage :—Permanent forests (under Forest Acts) 3,956,931; timber reserves (under Forest Acts) 735,889; State forests and timber reserves (under Land Act) 330,135; water reserves 311,451; reserves for agricultural colleges 88,650; reserves in the Mallee 410,000; other reserves 371,026; roads 1,794,218; water frontages, beds of rivers, lakes, etc., unsold land in cities, towns and boroughs 3,674,576; and other lands (unoccupied) 5,697,290.

4. *Queensland.*—The total area of this State is 429,120,000 acres, of which, on the 31st December, 1932, 4.5 per cent. was alienated; 2.0 per cent. was in process of alienation; and 75.3 per cent. was occupied under leases and licences. The remainder 18.2 per cent. was either unoccupied or held as reserves, or for roads.

The distribution is shown in the following table :—

## ALIENATION AND OCCUPATION OF CROWN LANDS.—QUEENSLAND, 1932.

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated—</i>		3. <i>Occupied under Leases and Licences—</i>	
By Purchase .. .. .	19,031,137	Pastoral Leases .. .. .	223,906,040
Without Payment .. .. .	89,003	Occupation Licences .. .. .	9,321,080
		Grazing Farms and Homesteads .. .. .	75,879,750
		Leases—Special Purposes .. .. .	991,606
		Under Mines Department .. .. .	365,355
		Perpetual Lease Selections .. .. .	4,036,329
		Auction Perpetual Leases .. .. .	22,288
		Prickly-pear Leases .. .. .	8,489,640
Total .. .. .	19,120,140	Total .. .. .	323,012,088
2. <i>In Process of Alienation</i> .. .. .	8,812,440	4. <i>Reserves, Surveyed Roads and Surveyed Stock Routes (a)</i> .. .. .	20,666,794
		5. <i>Unoccupied</i> .. .. .	57,508,538

Total area of State—429,120,000 acres.

(a) Includes reserves of a total area of 17,757,782 acres, comprising timber 3,217,549 acres, State forests and national parks 2,365,721 acres, aboriginal 6,206,892 acres, and general 5,967,620 acres; and streets, surveyed roads and surveyed stock routes 2,909,012 acres.

5. *South Australia.*—The area of the State of South Australia is 243,244,800 acres, and at the end of the year 1933, 5.0 per cent. was alienated; 1.7 per cent in process of alienation; 47.6 per cent. occupied under leases and licences; and 45.7 per cent. unoccupied.

The subjoined table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—SOUTH AUSTRALIA,  
1933.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> —		3. <i>Held under Lease and Licence</i> —	
Sold .. .. .	11,865,940	Right of Purchase Leases ..	1,595,303
Granted for Public Purposes	233,294	Perpetual Leases, including	
		Irrigation Leases ..	15,549,844
		Pastoral Leases .. .. .	96,865,150
		Other Leases and Licences ..	1,607,811
		Mining Leases and Licences	116,608
<b>Total .. .. .</b>	<b>12,099,234</b>	<b>Total .. .. .</b>	<b>115,734,746</b>
2. <i>In Process of Alienation</i> ..	4,155,063	4. <i>Area Unoccupied (a)</i> ..	111,255,757

Total area of State—243,244,800 acres.

(a) Includes surveyed roads, railways, and other reserves, 16,441,800 acres (of which 14,016,000 acres comprises an aboriginal reserve in the north-west corner of the State); salt water lakes and lagoons, 7,680,000 acres; and fresh water lakes, 224,000 acres.

6. *Western Australia.*—The total area of Western Australia is 624,588,800 acres, of which, at the 30th June, 1933, 2.6 per cent. was alienated; 3.1 per cent. was in process of alienation; while 31.8 per cent. was occupied under leases and licences issued either by the Lands or the Mines Departments. The balance of 62.5 per cent. was unoccupied.

The following table shows the distribution :—

**ALIENATION AND OCCUPATION OF CROWN LANDS.—WESTERN AUSTRALIA  
1932-33.**

Particulars.	Acres.	Particulars.	Acres.
1. <i>Alienated</i> ..	15,963,264	3. <i>Leases and Licences in Force</i> —	
2. <i>In Process of Alienation</i> —		(I) Issued by Lands Department—	
Midland Railway Concessions	54,800	Pastoral Leases ..	196,044,113
Free Homestead Farms ..	789,702	Special Leases ..	20,964
Conditional Purchases ..	6,081,086	Leases of Reserves ..	948,183
Selections from the late W.A. Company	5,297	Residential Lots ..	4,896
Selections under the Agricultural Lands Purchase Act	475,082	(II) Issued by Mines Department—	
Special Occupation Leases and Licences	300	Gold-mining Leases ..	10,204
Homestead or Grazing Leases	12,154,187	Mineral Leases ..	45,168
Poison Land Leases or Licences	23,138	Miners' Homestead Leases ..	31,370
Village Allotments ..	46	(III) Issued by Forests Department—	
<b>Total .. .. .</b>	<b>19,583,638</b>	Timber Permits ..	1,222,102
		<b>Total .. .. .</b>	<b>198,325,300</b>
		4. <i>Area Unoccupied (a)</i> ..	390,716,598

Total area of State—624,588,800 acres.

(a) These Crown lands comprise the following :—State forests, 2,971,012 acres; timber reserves, 1,430,542 acres; other reserves, 36,027,223 acres; and vacant Crown land, 350,287,821 acres.

7. *Tasmania.*—At the end of the year 1933, 34.4 per cent. of the total area had been alienated; 2.9 per cent. was in process of alienation; 26.6 per cent. was occupied under leases and licences for either pastoral, agricultural, timber, or mining purposes, or for closer or soldier settlement, or occupied or reserved by the Crown; the remainder (36.1 per cent.) was unoccupied.

The following table shows the distribution :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—TASMANIA, 1933.

Particulars.	Acres.	Particulars.	Acres.
1. Alienated .. .. .	5,774,481	3. Leases and Licences—continued.	
2. In Process of Alienation ..	487,373	(i) Issued by Lands Department	
3. Leases and Licences—		—continued.	
(i) Issued by Lands Department		Soldier Settlement .. .. .	112,000
Islands .. .. .	104,500	Other Leases .. .. .	130,500
Ordinary Leased Land ..	1,915,706	(ii) Issued by Mines Department	30,607
Land Leased for Timber	247,768	Total .. .. .	2,622,315
Closer Settlement ..	81,234	4. Area Occupied by the Crown or	
		Unoccupied (a) .. .. .	7,893,831

Total area of State—16,778,000 acres.

(a) Comprises the following :—Reserves, 1,821,000 acres, including 1,521,000 acres for timber; land occupied by Commonwealth and State Departments, 18,100 acres; the balance (6,054,731 acres) being unoccupied and unreserved.

8. Northern Territory.—The area of Northern Territory is 335,116,800 acres, of which, at the end of 1933, only 0.14 per cent. was alienated; 55.65 per cent. was held under leases and licences; while the remaining 44.21 per cent. was unoccupied.

The following shows the mode of occupancy of areas at the 30th June, 1933 :—

ALIENATION AND OCCUPATION OF CROWN LANDS.—NORTHERN TERRITORY, 1933.

Particulars.	Acres.
1. Alienated .. .. .	477,861
2. Leased—	
Pastoral .. .. .	141,175,040
Other leases, licences, reserves and mission stations ..	45,321,962
Total .. .. .	186,497,002
3. Unoccupied .. .. .	148,141,937
4. Total area .. .. .	335,116,800

9. Federal Capital Territory.—Particulars of the alienation and occupation of Crown lands in the Territory (exclusive of Jervis Bay area) for the year 1933 are as follow :—Alienated 73,080 acres; in process of alienation 34,098 acres; leased 292,480 acres; and unoccupied 184,002 acres. The area of acquired lands was 213,830 acres. The total area of the Territory (exclusive of Jervis Bay area, 17,920 acres) is approximately 583,660 acres.

Alienated land in 1933 comprised 12.5 per cent. of the total area, land in process of alienation 5.9 per cent., land held under lease 50.1 per cent., and unoccupied land 31.5 per cent. of the total area.

## 12. Classification of Alienated Holdings According to Size.

The classification of private holdings according to their area is of interest chiefly in relation to the efforts made by the several States in recent years to promote settlement on the land on blocks of suitable size, especially by means of the Closer Settlement Acts.

The following table gives particulars of the number and areas of holdings of alienated land and land in process of alienation at the latest date for which the information has been compiled. A similar classification for the year 1928-29, excepting as regards New South Wales the figures for which referred to the year 1924-25, will be found in Official Year Book No. 26, p. 137.

### CLASSIFICATION OF HOLDINGS (ONE ACRE AND OVER) IN AREA SERIES, FOR YEARS SHOWN.

Size of Holdings.	N.S.W. 1929-30.	Victoria. 1928-29.	S. Aust. 1930-31.	W. Aust. 1932-33.	Tas. 1931-32.	Fed. Cap. Ter. 1928-29.	Total (a)
NUMBER.							
1 and under 50 acres	(b) 13,872	19,791	6,409	4,810	2,768	3	47,653
50 " 100 "	(b) 7,358	8,388	1,883	867	2,163	1	20,665
100 " 500 "	(b) 25,142	25,979	5,787	3,665	4,859	10	65,451
500 " 1,000 "	(b) 11,138	12,449	4,513	3,194	718	18	32,030
1,000 " 5,000 "	(b) 10,702	6,929	5,266	8,386	729	15	32,027
5,000 " 10,000 "	1,516	297	134	454	132	3	2,536
10,000 " 20,000 "	575	90	34	119	63	1	887
20,000 " 50,000 "	235	15	9	19	33	..	311
50,000 and over	57	..	..	7	6	..	70
Total	70,595	73,938	24,035	21,521	11,481	60	201,630
AREA.							
1 and under 50 acres	Acres. 6372,441	Acres. 374,677	Acres. 118,847	Acres. 63,503	Acres. 59,523	Acres. 92	Acres. 989,082
50 " 100 "	6675,622	601,533	144,657	71,483	154,647	65	1,648,007
100 " 500 "	67,793,419	6,384,766	1,662,229	884,933	1,011,299	5,267	17,741,913
500 " 1,000 "	69,316,414	8,828,038	3,339,608	2,731,806	488,451	12,778	24,717,095
1,000 " 5,000 "	625,283,975	11,858,819	9,401,700	18,017,234	1,567,040	30,950	66,158,818
5,000 " 10,000 "	10,223,976	2,047,281	929,107	3,044,434	918,022	21,354	17,184,174
10,000 " 20,000 "	7,886,787	1,106,469	459,199	1,671,655	924,025	12,600	12,150,735
20,000 " 50,000 "	6,771,351	390,876	237,112	524,959	931,647	..	8,855,945
50,000 and over	4,907,390	..	..	504,612	437,573	..	5,849,575
Total	73,231,375	31,682,459	16,292,459	27,514,619	6,492,227	82,205	155,295,344

(a) Information not available for Queensland and the Northern Territory. (b) Partially estimated; The actual number and areas as recorded are as follows:—1-30 acres, 8,720, 117,889; 31-320, 27,214, 3,949,300; 321-640, 11,309, 5,424,505; 641-1,280, 10,728, 9,966,089; 1,281-2,000, 4,950, 7,920,484; 2,001-5,000, 5,291, 16,063,604.

## § 13. Present Position of Land Settlement.

1. Condition of Public Estate.—The position in regard to land settlement in each State and Territory and in Australia as a whole in the years 1929 to 1932 is shown in the following table.

During the past ten years, the area of alienated land in Australia increased by 12,253,143 acres, and that in process of alienation by 7,027,086 acres, or a total of 19,280,229 acres during the decade, while the area leased increased from 949,884,653 acres in 1922 to 950,068,212 acres in 1932.

## AREAS ALIENATED, IN PROCESS OF ALIENATION, HELD UNDER LEASE OR LICENCE, AND UNOCCUPIED.

Year.	Alienated.		In Process of Alienation.		Held under Lease or Licence.		Occupied by the Crown or Unoccupied.	
	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.	Area in Acres.	Per Cent.
<b>NEW SOUTH WALES (a).—AREA, 198,036,500 ACRES.</b>								
1929e	643,491,984	21.96	23,153,865	11.69	114,164,082	57.65	17,223,349	8.70
1930e	643,750,361	22.09	23,680,891	11.96	113,692,127	57.41	16,909,901	8.54
1931e	644,074,823	22.26	23,785,072	12.01	112,285,734	56.70	17,887,651	9.03
1932e	644,361,944	22.40	23,539,831	11.89	109,461,765	55.27	20,669,740	10.44
<b>VICTORIA.—AREA, 56,245,760 ACRES.</b>								
1929	26,204,928	46.59	7,918,032	14.08	7,539,476	13.40	14,583,324	25.93
1930	26,316,492	46.79	7,280,000	12.94	6,659,107	11.84	15,999,161	28.43
1931	26,383,623	46.91	7,167,797	12.74	5,403,714	9.61	17,290,626	30.74
1932	26,446,619	47.02	7,085,892	12.60	5,343,083	9.50	17,370,166	30.88
<b>QUEENSLAND.—AREA, 429,120,000 ACRES.</b>								
1929	18,486,184	4.31	5,911,240	1.38	317,763,259	74.05	86,959,317	20.26
1930	18,731,295	4.36	6,860,667	1.60	315,388,957	73.50	88,139,081	20.54
1931	18,947,974	4.42	7,765,825	1.81	326,192,503	76.01	76,213,698	17.76
1932	19,120,140	4.46	8,812,440	2.05	323,012,088	75.27	78,175,332	18.22
<b>SOUTH AUSTRALIA.—AREA, 243,244,800 ACRES.</b>								
1929	12,004,959	4.94	3,933,568	1.62	118,249,913	48.61	109,056,360	44.83
1930	12,044,877	4.95	4,175,985	1.72	116,453,402	47.87	110,579,536	45.46
1931	12,058,125	4.96	4,314,352	1.77	113,257,265	46.56	113,615,058	46.71
1932	12,077,716	4.97	4,238,241	1.74	115,716,290	47.57	111,212,553	45.72
<b>WESTERN AUSTRALIA (a).—AREA, 624,588,800 ACRES.</b>								
1929	13,594,254	2.18	21,804,506	3.49	243,724,065	39.02	345,465,975	55.31
1930	14,506,064	2.32	21,533,054	3.45	245,385,249	39.29	343,164,433	54.94
1931	14,984,035	2.40	21,224,804	3.40	256,620,655	41.09	331,759,306	53.11
1932	15,484,758	2.48	20,384,552	3.26	206,162,718	33.01	382,556,772	61.25
<b>TASMANIA.—AREA, 16,778,000 ACRES.</b>								
1929	5,698,697	33.97	560,070	3.34	2,817,535	16.79	7,701,698	45.90
1930	5,721,259	34.10	541,653	3.23	2,772,097	16.52	7,742,991	46.15
1931	5,739,827	34.21	516,795	3.08	2,655,179	15.83	7,866,199	46.88
1932	5,759,420	34.33	500,471	2.98	2,611,235	15.56	7,906,874	47.13
<b>NORTHERN TERRITORY.—AREA, 335,116,800 ACRES.</b>								
1929	477,853	0.14	..	..	148,905,274	44.44	185,733,673	55.42
1930	477,853	0.14	..	..	148,287,330	44.25	186,351,617	55.61
1931	477,854	0.14	..	..	145,000,000	43.27	189,638,946	56.59
1932	477,861	0.14	..	..	187,468,553	55.94	147,170,386	43.92
<b>FEDERAL CAPITAL TERRITORY.—AREA, 601,580 ACRES.</b>								
1929c	46,968	8.05	60,844	10.42	288,919	49.50	186,929	32.03
1930c	66,904	11.46	39,977	6.85	279,032	47.81	197,747	33.88
1931c	66,904	11.46	39,977	6.85	288,558	49.44	188,221	32.25
1932c	73,080	12.52	34,098	5.84	292,480	50.11	184,002	31.53
<b>AUSTRALIA.—AREA, 1,903,732,240 ACRES.</b>								
1929d	120,005,827	6.30	63,342,125	3.33	953,452,523	50.08	766,910,625	40.29
1930d	121,615,105	6.39	64,112,227	3.37	948,917,301	49.84	769,066,467	40.40
1931d	122,733,165	6.45	64,814,622	3.40	961,703,608	50.52	754,459,705	39.63
1932d	123,801,538	6.50	64,595,525	3.39	950,068,212	49.91	765,245,825	40.20

(a) To 30th June. (b) Excludes lands alienated but subsequently resumed or reverted to the Crown. (c) Excludes Jervis Bay area, 17,920 acres. (d) Excludes Lord Howe Island, 3,220 acres, and Jervis Bay area, 17,920 acres. (e) Excludes Lord Howe Island, 3,220 acres.

2. Diagram showing Condition of Public Estate.—The following diagram shows the condition of the public estate at the end of the year 1931. The square itself represents the total area of Australia, while the relative areas of individual States are shown by the vertical rectangles. The areas alienated absolutely, in process of alienation under various systems of deferred payments, and the areas held under leases or licences, are designated by the differently-shaded areas as described in the reference given below the diagram, while the areas unoccupied are left unshaded.

Land Tenure

